

PB# 95-8

MOBIL OIL CORP.

4-1-9.3

MOBIL Oil Corp. S.F.
Rt. 207 & Union Ave (Eastern Consulting)

95-8

Approved 8/8/95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14550

March 2 1995

Received of Eastern Consulting, Inc. \$ 100.00

One Hundred 00/100 DOLLARS

For P.B. Application Fee #95-8

DISTRIBUTION

FUND	CODE	AMOUNT
ck # 5192		100.00

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

P.B. Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 95-8

March 2, 1995

RECEIVED FROM Eastern Consulting, Inc.

Seven Hundred Fifty 00/100 DOLLARS

Site Plan Minimum Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00 CK 5193

Balance Due \$ -0- Mural Mason, Inc. to the P.B.

Julie 3/2/95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14922

Aug 14 1995

Received of Eastern Consulting, Inc. \$ 100.00

One Hundred 00/100 DOLLARS

For P. Planning Board # 95-8

DISTRIBUTION

FUND	CODE	AMOUNT
ck # 5371		100.00

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

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Planning Board
 Town Hall
 555 Union Ave.
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Julie 3/2/95

TOWN OF NEW WINDSOR		GENERAL RECEIPT	
555 Union Avenue		14522	
New Windsor, NY 12550		<u>Aug 14</u> 19 <u>95</u>	
Received of <u>Eastern Consulting, Inc.</u>		\$ <u>100.00</u>	
<u>One Hundred 00/100</u> —		DOLLARS	
For <u>Planning Board # 95-8</u>			
DISTRIBUTION			
FUND	CODE	AMOUNT	
ck # 5371		100.00	

By Dorothy H. Hansen
Town Clerk
 Title

© WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

EASTERN CONSULTING, INC.

- Civil & Consulting Engineers
- Project Managers
- Environmental & Site Planners
- Permit Expeditors

Rachel A. Mayo

203 - 740 - 9280

36 Mill Plain Road, Danbury, CT 06811
 Phone: 203-740-9280 • Fax: 203-748-2012

eng.
254.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-8
NAME: MOBIL OIL CORPORATION
APPLICANT: EASTERN CONSULTING, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/01/95	REC. CK. #5193	PAID		750.00	
03/08/95	P.B. ATTY. FEE	CHG	35.00		
03/08/95	P.B. MINUTES	CHG	22.50		
04/12/95	P.B. ATTY. FEE	CHG	35.00		
04/12/95	P.B. MINUTES	CHG	27.00		
06/28/95	P.B. ATTY. FEE	CHG	35.00		
06/28/95	P.B. MINUTES	CHG	36.00		
08/07/95	P.B. ENGINEER FEE	CHG	254.50		
08/08/95	RET. TO APPLICANT	CHG	305.00		
		TOTAL:	750.00	750.00	0.00

December , 1996

Mobil Oil Corporation
464 Doughty Boulevard
Inwood, NY 11696-1342

Attn: Mr. Richard Ciccotelli

Re: Mobil Service Station
301 Union Avenue
New Windsor, NY

Dear Mr. Ciccotelli:

I have reviewed your letter of November 21, 1996, requesting New York Telephone Company's (NYT's) permission for Mobil Oil Company (Mobil) to maintain a canopy at the above service station that hangs over a NYT easement. Provided that Mobil agree to the terms of this letter, as evidenced an authorized signature below, NYT grants Mobil permission to maintain its canopy.

NYT is concerned that it may damage the canopy when it services the cable or other items located in the easement. Therefore, NYT requires that you agree not to hold NYT responsible for any damage to the canopy that occurs as a result of NYT performing any service to such cable or other items. While NYT intends to notify Mobil before it performs any activities at the easement, there may be occasions where there is insufficient time to do so. In addition, because this is an unusual situation, it is also possible that NYT will forget to notify Mobil before beginning work at the easement. Therefore, NYT cannot promise that it will provide Mobil with any notice before beginning such work. and Mobil shall not hold NYT liable for any failure to notify Mobil of proposed activities at the easement.

NYT also requires that Mobil indemnify and hold NYT (including its employees and officers) harmless against any claims by third parties made against NYT (including its employees and officers) resulting from the canopy. *SO LONG AS THOSE*

CLAIMS ARE NOT THE RESULT OF NYT'S NEGLIGENCE.

RJK

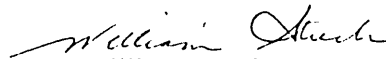
December 3, 1996

This letter does not provide Mobil with permission to maintain any other structures on the easement or to otherwise diminish any of NYT's rights with respect to the easement.

If the above terms are acceptable to you, please signify by signing all three original copies of this letter. NYT's agreement to allow the canopy to hang over its property shall be effective upon your return of fully signed copy to me. You may keep the other two copies or give one of the copies to the New Windsor Building Department. If you would prefer, you may return two original copies to me and I will provide one to the Building Department.

Please call me if you have any questions or if you wish to discuss this matter.

Very truly yours,


William Strecker

I have reviewed the terms of this letter. I am authorized to sign this letter on behalf of Mobil Oil Corporation.


MOBIL OIL CORPORATION

BY: 

NAME: RICHARD J. CICCOTELLI

TITLE: RESALE FIELD ENGINEER

DATE: 4/25/97

Received 4/30/97 

PLANNING BOARD FILE NUMBER: 95-8

MEMORANDUM FOR FILE

DATE: 10-31-95

On this date: Mike Babcock called Carolyn Visick @
Eastern Consultants and asked for the letter from
the telephone company to finalize this application.
She said she had been on the phone with
them today and she would get in touch with
Maura to finalize. He told her it has been
a long time and the station has been operating
without a C.O. If things are not finalized they
will have to close the station.

(m)

7/11/96 Left Message to return call

7/11/96 Dainius Virbickas - spoke to Mr. Virbickas -
told him the history of problem - He said he
will call the phone Co. and try to resolve

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-8

NAME: MOBIL OIL CORPORATION
APPLICANT: EASTERN CONSULTING, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/08/95	PLANS STAMPED	APPROVED
06/28/95	P.B. APPEARANCE . APPROVED CONDITIONALLY: NEED COPY OF N.Y. TELE. APPROVAL	LA:ND WVE. PH APP CN
04/12/95	P.B. APPEARANCE	REFERRED TO Z.B.A.
03/30/95	SUBMITTED STAMPED PLANS	READY FOR NEXT AGEND
03/08/95	P.B. APPEARANCE . NEED LETTER FROM DEC REGARDING CONTAMINATED SOIL	NEED LETTER FOM DEC
03/08/95	P.B. APPEARANCE - CON'T	ARCHIT.TO SIGN PLANS
02/15/95	WORK SESSION APPEARANCE	REVISE & SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-8

NAME: MOBIL OIL CORPORATION

APPLICANT: EASTERN CONSULTING, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/01/95	MUNICIPAL HIGHWAY	03/08/95	APPROVED
ORIG	03/01/95	MUNICIPAL WATER	03/03/95	APPROVED
ORIG	03/01/95	MUNICIPAL SEWER	/ /	
ORIG	03/01/95	MUNICIPAL FIRE	03/02/95	APPROVED
ORIG	03/01/95		/ /	
ORIG	03/01/95		/ /	

RESULTS OF P.B. MEETING

DATE: June 28, 1995

PROJECT NAME: Mobile Oil S.P. PROJECT NUMBER 95-8

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) S VOTE: A 4 N 0

* M) V S) L VOTE: A 4 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) V S) S VOTE: A 4 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) L S) S VOTE: A 4 N 0 APPR. CONDITIONALLY: 6/28/95

NEED NEW PLANS: YES 1 abstain NO

DISCUSSION/APPROVAL CONDITIONS:

Need copy of approval from N.Y. tel.

Board discussed Spec Permit Use - Unchanged

No Cost est. rec.

New York State Department of Environmental Conservation
Division of Spills Management, Region 3
21 South Platt Corners Road, New Paltz, NY 12561-1696
(914) 256-3117 FAX (914) 255-3414



Michael D. Zagato
Commissioner

June 18, 1995

MICHAEL LAMARRE
MOBIL OIL CORP.
2ND FLOOR/ENGINEERING
464 DOUGHTY BLVD.
INWOOD, NY 11096

RE: Petroleum Product Spill #89-08782, Mobil S/S (17-LY2)
New Windsor, Orange County

Dear Mr. Lamarre:

This office has reviewed a previously submitted remedial action plan which will utilize the following technology:

- ◆ Removal of between 500-600 tons of contaminated soils.
- ◆ Installation of hi-vac technology.

Please be advised that this office has reviewed and approved the installation of this system and will monitor its progress in order to clean up this site.

Also, Mobil wishes to perform some capital improvements during the down time associated with the needed remedial system installation. Please be advised that this department has no objection to this work being done at this time. This work will have **NO** negative effect on the clean-up process and may actually enhance the situation by reducing the groundwater elevation at this site.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl H. Weed".

Karl H. Weed
Environmental Engineer I
(914) 256-3110

KW/awm

cc: P. Doshna



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MOBIL OIL CORPORATION (UNION AVENUE)
PROJECT LOCATION: NYS ROUTE 300 AND ROUTE 207
SECTION 4 - BLOCK 1 - LOT 9.3
PROJECT NUMBER: 95-08
DATE: 28 JUNE 1995
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED CANOPY
ADDITION TO THE EXISTING GAS STATION, AS A WELL
AS A NEW CONCRETE MAT FOR THE PUMP AREA. THE
APPLICATION WAS PREVIOUSLY DISCUSSED AT THE
8 MARCH 1995 AND 12 APRIL 1995 PLANNING BOARD
MEETINGS, AND WAS REFERRED TO THE ZONING BOARD
OF APPEALS FOR NECESSARY ACTION.

1. The Applicant indicates that variances have been granted for lot area, frontyard setback and canopy height, at the 12 June 1995 ZBA meeting. A formal record of the Zoning Board action should be in the Planning Board files.
2. The Planning Board previously indicated concern with regard to the remediation work which is currently on-going at the facility. Other than that concern identified by the Board, I am aware of no other concerns with regard to the proposed canopy construction.
3. The Planning Board should review the current SEQRA status and take any procedural actions necessary and appropriate at this time.
4. The existing uses at the site are A-1 and B-5. The Planning Board should determine if the canopy is a modification to the B-5 Special Permit Use. Pursuant to this evaluation, the Board should determine if a Public Hearing is necessary for this application.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJesh A:mobil.sh

MOBIL OIL SITE PLAN (95-8) UNION AVENUE (EASTERN
CONSULTING)

Ms. Carolyn Vasisko from Eastern Consulting appeared before the board for this proposal.

MR. PETRO: You have been to the Zoning Board?

MS. VASISKO: Yes, we have been to the Zoning Board. At our last meeting with the Planning Board, there was couple of issues that came up, one of them was the zoning variances that were required and we have since been to the Zoning Board and received the necessary variances. And the second issue that came up was the environmental work at the site and we have received a letter which I have passed out which does state the negative dec from the DEC. So those are the two issues that were of main concern at the last meeting.

MR. PETRO: Zoning analysis table that takes in the variances that were granted?

MR. EDSALL: There is a note on the plan now, yes.

MR. PETRO: There's a note also--

MR. EDSALL: That explains the different variances and the date they were obtained.

MR. PETRO: Just to refresh our memory, basically doing here is making the canopy over the two pump islands.

MS. VASISKO: Two islands existing and we'll be constructing a canopy over top of the pumps without changing the location of the pumps, leaving the islands just as they are.

MR. PETRO: That is the only construction on the site?

MS. VASISKO: Right.

MR. LANDER: Wasn't there something about the sign at the intersection?

MR. VAN LEEUWEN: Yeah, but that is on their property,

that is actually the state property.

MR. LANDER: Was it in the right-of-way or anything?

MR. VAN LEEUWEN: That was handled if I remember correctly.

MR. LANDER: I know there was discussion on that sign.

MR. VAN LEEUWEN: I brought it up, that is why.

MR. LANDER: I wonder what the outcome was, you know.

MR. EDSALL: I believe what that is, Ron, is there is an easement to the benefit of the state DOT so they can have the signal bowl there, just so happens that the sign is within that easement. But obviously, unless the easement precluded them from keeping the sign, it would be able to stay

MR. PETRO: What's the dotted area? Obviously it's an easement.

MS. VASISKO: This is the New York Telephone. They have lines going, fiber optic lines going through there.

MR. PETRO: Underground?

MS. VASISKO: Yes.

MR. PETRO: Do you have a letter that they have been contacted?

MS. VASISKO: We did contact them and did get the proper approvals.

MR. PETRO: Can you forward a copy of that approval to this office?

MS. VASISKO: Yes.

MR. BABCOCK: I'm sure it's an underground easement though, right?

MR. PETRO: Mark, do you have anything other than the comments, this is pretty--

MR. EDSALL: It's fairly straightforward, given the fact that it is really just a canopy so I have no real concerns once they got the variances.

MR. VAN LEEUWEN: They are not going to take any dirt out of here?

MS. VASISKO: There's going to be some dirt that is going to be taken out that is contaminated and replaced with clean fill.

MR. VAN LEEUWEN: Where is that located on the map?

MR. BABCOCK: I don't think it's been excavated yet, has it?

MR. VAN LEEUWEN: Evidently, they know where it is.

MS. VASISKO: This is the approximate location, there will be excavation in that area and at the pumps.

MR. VAN LEEUWEN: Okay.

MR. PETRO: We have seen this two or three times and it's been to the Zoning Board.

MR. VAN LEEUWEN: Well, the DEC gives us the okay so I'll make a motion declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Mobil Oil site plan on Union Avenue.

MR. EDSALL: Just verifying with Myra what date we took lead agency.

MR. PETRO: We didn't

MR. VAN LEEUWEN: Let me withdraw that motion. I'll make a motion to declare ourselves lead agency.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Mobil Site plan on Union Avenue. Is there any further discussion from the board members. If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. PETRO: We have fire approval on March 2, 1995 and highway approval on March 8, 1995.

MR. VAN LEEUWEN: What do we want to do with regard to the public hearing?

MR. BABCOCK: They had a public hearing at the Zoning Board. I'm sure it's in the minutes.

MR. VAN LEEUWEN: I'll make a motion to waive public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Mobil Oil site plan on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I'll make a motion to declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Mobil Oil site plan on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. LANDER: Make a motion to approve, Mr. Chairman.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Mobil Oil Corporation site plan on Union Avenue.

MR. VAN LEEUWEN: We have to back up a little bit, special permit.

MR. PETRO: Let me finish the motion then we'll just cover it under discussion.

MR. VAN LEEUWEN: Should withdraw and work on that.

MR. LANDER: Withdraw the motion.

MR. VAN LEEUWEN: Withdraw my second.

MR. PETRO: Motion has been withdrawn and we're going to discuss the canopies and modification for the special permit use.

MR. EDSALL: Well, it's an existing special permit operation and my understanding is as long as you're not modifying the operation of the special permit, you have some discretion in making a decision you believe you need to have a public hearing bottom line is if any

special permit is being created, you have to have a public hearing, my impression.

MR. PETRO: We're not changing a thing.

MR. EDSALL: As far as the special permit operation, you're not changing it.

MR. BABCOCK: It's a site plan modification.

MR. EDSALL: If Andy concurs and acknowledges there's no need for a public hearing.

MR. KRIEGER: I agree. I looked into it and I don't think what they propose is going to modify the special permitted use in any way in which the statute creating the special permit was intended.

MR. PETRO: All members concur with that?

MR. STENT: Yes.

MR. VAN LEEUWEN: Well, there's nobody around. The only thing you have got the reservoir, my concern was I think we should discuss that a little bit. Washington Reservoir is right across the street, probably within 200 feet, maybe 300 feet from that site.

MS. VASISKO: One thing to consider we do have monitoring wells.

MR. VAN LEEUWEN: I have no desire to have a public hearing but I just want to put it in the minutes that if the City of Newburgh does raise holy hell, which I doubt they will.

MR. PETRO: We're not modifying the plan or the operation of the site.

(Whereupon, Mr. Dubaldi entered the room.)

MR. EDSALL: You're not adding additional tanks or modifying the tanks?

MS. VASISKO: No, tanks are as is and we have

monitoring wells.

MR. VAN LEEUWEN: You do have monitoring wells?

MS. VASISKO: There's two across the street also and those are clean.

MR. VAN LEEUWEN: Was the City of Newburgh at the Zoning Board of Appeals hearing?

MR. KRIEGER: No, nobody was there.

MR. VAN LEEUWEN: They were, they did get a letter?

MR. KRIEGER: If they were within the required footage, didn't check the list.

MR. BABCOCK: It's 500 feet.

MR. KRIEGER: If they were, I'm sure they did, although I suppose you always have the publishing.

MR. VAN LEEUWEN: Motion to waive the public hearing for the special use since there is no change.

MR. PETRO: I don't think we need--

MR. EDSALL: Can't waive it. You believe it's necessary, what you're saying is that they are not changing the special permit operation therefore that stays as it is so just a dead issue.

MR. KRIEGER: It's not necessary.

MR. PETRO: We've discussed it, it's in the minutes and we can take a motion for approval.

MR. LANDER: I make a motion for approval.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Mobil Oil site plan on Union Avenue. Are there any further discussions from the board members? If not,

June 28, 1995

10

roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. STENT	AYE
MR. PETRO	AYE
MR. DUBALDI	ABSTAIN

RECEIVED JUN 9 1995

B.D.

ZONING BOARD OF APPEALS
Regular Meeting
June 12, 1995

Revised
AGENDA: MEETING WILL BE HELD IN OLD MEETING ROOM!

7:30 p.m. - ROLL CALL

Motion to accept minutes of the 05/22/95 meeting if available.

PRELIMINARY MEETING:

SET UP FOR P/H
1. ROGERS, SUE - Request for 17 ft. 6 in. front yard variance to construct addition on corner lot at 105 Erie Avenue in an R-4 zone. (26-1-11)

SET UP FOR P/H
2. K.W.G. REALTY, INC.-Request for (1) 1 1/2 ft. x 6 ft. 8 in. variance for a facade sign, (2) 1 more than the allowable freestanding sign and (3) 2 more than the allowable facade signs for a newly constructed building to house S.G. Kimball, Inc. on the Gallagher Truck property located at 24 Windsor Highway in a C zone. (9-1-23.1). Present: Frank Gallagher.

SET UP FOR P/H
3. TRIFILO, ETIA/INAGANTI, V.R.-Request for 20,132 s.f. lot area, 55.17 ft. lot width and 28.90 ft. front yard on Rt. 300 to permit medical arts complex on northside of Rt. 300 in C zone.. Present: Nick Steyer of Cuomo Engineering. (68-3-2). - 3.5 SIDE YARD
- 9.17 BLDG. HT.

4. HAYEN, GRETA - Request for use variance for doctor's office located at 728 Blooming Grove Tpk. in an R-4 zone. Use not permitted. Present: Eve Donegan-Clyde, Realtor. (49-5-8).

SET UP FOR P/H
(5) ECTS SCENIC TECHNOLOGIES - Request for 7.05 ft. front yard (Wembly Rd. west), 4.11 ft. front yard (Temple Hill Rd.), 2.53 ft. maximum bldg. height and 134 parking space variances in order to utilize structure for production of stage scenery at location on Temple Hill Road (Boss Glass) in a PI zone. (4-3-10.12). Present: William Squires, P. E.

PUBLIC HEARING:

APPROVED
6. ACCUMANNO, COSIMO - Request for 6 ft. in. side yard and 6 ft. 1 in. rear yard variance for existing shed and 1 ft. 10 in. rear yard variance for existing addition located at 1 Hudson Drive in an R-4 zone. (39-4-33).

APPROVED
7. MOBIL OIL CORPORATION - Request for 7,662 s.f. lot area, 54.84 ft. front yard and 15.3 ft. maximum building height variances in order to construct canopy at Mobil station at corner of Union and Route 207 in a C zone. Present: Richard Calkins, P.E. of Eastern Consulting, Inc. 4-1-9.3).

DISCUSSION:

8. EVANS, CHRIS - Matter tabled from 05/22 for attorney's report. Request to keep six (6) dogs at premises at 70 Station Road in R-1 zone. Three domestic dogs are permitted. (29-1-55).

FORMAL DECISIONS: (1) CICCARELLI/DURSO
(2) COX
(3) DAVIDSON

APPROVED
PAT - 563-4630 (O)
562-7107 (h)

*CHECK KIM BALLS FILE - NO DISAPPROVAL
NEED NEW DISAPPROVAL FOR #5
TYPE UP SHED + ADDITION PERMIT FOR #6*

EASTERN CONSULTING, INC.

125 Commerce Drive

Brookfield, CT 06804

Phone: 203-740-9280 • Fax: 203-740-9444

LETTER OF TRANSMITTAL

DATE	JUNE 16	JOB NO
ATTENTION		
RE		

TO MYKA

_____WE ARE SENDING YOUR ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
10		1	SITE PLAN FOR UNION AVENUE MOBIL STATION

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

SITE PLAN REVISED TO INCLUDE NOTE DETAILING VARIANCES
GRANTED AT LAST ZONING BOARD MEETING.THIS SHOULD COMPLETE WHAT IS REQUIRED FOR OUR
APPLICATION TO THE NEXT PLANNING BOARD MEETING.
IF THERE IS ANYTHING ELSE YOU NEED FOR OUR
APPLICATION, PLEASE CONTACT RACHEL MAYO AT
203-740-9444.THANK YOU -

COPY TO _____

SIGNED:

CAROLYN VASISKO

If enclosures are not as noted, kindly notify us at once.

MOBIL OIL CORP./EASTERN CONSULTING, INC.

MR. NUGENT: Referred by Planning Board for (1) 7,662 s.f. lot area, (2) 54.84 ft. front yard variance for canopy, (3) 15.3 ft. maximum building height variance for canopy at Mobil Oil station located on Union Avenue and Rt. 207 in a C zone.

Mr. Richard M. Calkins appeared before the board for this proposal.

MR. CALKINS: Is everybody familiar with the location on this plan? What we're asking the Zoning Board of Appeals to allow us to do is to construct a canopy over the top of the existing gas pumps in the position that they are in right now. Obviously, not having a canopy there puts our dealer at a severe competitive disadvantage with the stations that are along Route 300, insofar as his ability to service his customers during either the dark, when it's dark out or when the weather is inclement. By installation of the canopy will allow us to install a lighting system that would be, it would better light the site and enhance the safety of the site and also provide weather protection for the customers. We'll also be able to install a fire suppression system. The reason we're asking for a variance is obviously the pumps are too close to the road to meet the letter of the zoning ordinance. The building being right behind it and the lot being very narrow doesn't facilitate the easy installation of a canopy, especially with a 60 foot front yard setback. We're also asking for a height variance. We feel we need the height in order to get a good lighting system, the fire suppression system to function properly and most importantly to allow the tank delivering the gasoline to pass under the canopy rather than back out onto Route 300. We feel that there is the possibilities of rearranging the site in order to meet the letter of the law. I don't think there is enough depth even here to put the canopy within the setbacks and we're here to ask the Zoning Board of Appeals for the necessary variance in order to do it. I did notice that one of the variances that was required is an area variance for the lot size. Obviously, this is a lot of

May 22, 1995

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record within the town and it must have been created prior to, it's pre-existing, it existed prior to that zoning ordinance being enacted.

MR. TORLEY: How long has this been a gas station?

MR. CALKINS: Long time.

MR. TORLEY: Can the fact that being a gas station predate zoning?

MR. CALKINS: When was zoning enacted?

MR. TORLEY: '67.

MR. BABCOCK: '72, '72 it looks like.

MR. KRIEGER: Assuming for a second that it predated zoning as it presently exists which I understand is not known or not but assuming that were the case, if the property were unaffected, it would stay the same way it was when zoning was enacted. He would be able to use the popular term grandfathered in but as soon as he comes and applies to change the property, that brings it back up to date and that is an exception to the grandfather status. Grandfather status only gives you what you had at the time zoning went in. It doesn't give you permission to get more.

MR. KANE: So, if you change anything with that then that charges everything about the grandfather.

MR. NUGENT: Then you have to bring the whole property to code.

MR. KRIEGER: If you do anything to increase or change the use of what it was previously.

MR. TORLEY: He gets 30 percent increase.

MR. NUGENT: That is--

MR. TORLEY: Pre-existing non-conforming use.

MR. BABCOCK: 30 percent is floor area of the building.

MR. TORLEY: But if he's not changing the ground floor area of the building by more than 30 percent, he would be covered, wouldn't he?

MR. BABCOCK: I think the whole thing here is the building was built in 1972. So it was clearly after zoning. I think since he's here tonight for the rest of the variances, might as well clean it up. I don't know how it got there.

MR. TORLEY: Speaking of cleaning up, from looking at the Planning Board minutes, I gather there's an existing contamination problem?

MR. CALKINS: There is an existing spill under the pumps as it is right now. One of the factors involved in the construction of this project would also entail the cleanup of the site. We discussed that with the Planning Board and they said that if we got, if the DEC was happy with what we were doing, that they felt that they could give this site a negative dec.

MR. KRIEGER: Yes, it's the Zoning Board should note that in the event that the variances are asked for were granted, that isn't the last stop for them. That isn't the end of the process. They then have to go back to the Planning Board and get site plan approval. So all these questions about the DEC and so forth, even if he satisfies this board, that doesn't mean that his job is over.

MR. TORLEY: Just wanted you to be aware of that.

MR. LANGANKE: This canopy is going to have a clearance of 15'3"?

MR. CALKINS: Yes.

MR. LANGANKE: How tall are the tanker trucks that go in there?

MR. CALKINS: Between, well, a standard tractor trailer is between 13 and 14 but there's a little bit, the light hangs down and fire suppression has to be in

May 22, 1995

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there also and it would be hard to line up the tractor trailer and try to feed him in between those.

MR. TORLEY: One thing I would like to know, assuming we set you up for a public hearing, is you have sought and have you received appropriate approvals for the cut outs and road access, et cetera?

MR. CALKINS: No, we aren't changing the curb cuts in any way.

MR. TORLEY: The other thing I'd like to know is whether our fire inspector has any input on this. Whenever we're doing stuff with gas stations--

MR. CALKINS: That would be part of the Planning Board.

MR. TORLEY: I know but I want before we give him a variance, I'd like to see that the fire inspector has seen the plans and doesn't have a problem with what we're doing. That is clearly part of our community safety aspect.

MR. NUGENT: We also need a letter, proxy letter from the owner of the property that you are representing.

MS. BARNHART: Are you going for any signs?

MR. CALKINS: I don't believe we are going for any signs at this time, other than what would be allowed under the zoning regulations.

MR. BABCOCK: Mr. Chairman, there's a letter in here from the fire inspector dated March 2, 1995 review of the above referenced site plan was conducted, this site plan is approved.

MR. NUGENT: Anymore questions by the board?

MR. TORLEY: Just one to bear in mind when you come in as to why the arrangement of the pump, if you are ripping the whole place out, why can't you so arrange the pump islands that you don't need the front yard variance? I don't need an answer now, just be ready for that since it's, I gather from what description of

the Planning Board version this whole site is going to be stripped down and--

MR. CALKINS: No, the area of the contamination is underneath these areas here. Mike LaMar (phonetic) was with me from Mobil Oil.

MR. TORLEY: If you are going to have to remove the pump islands to get the contaminated dirt out.

MR. CALKINS: Yes.

MR. TORLEY: So the question becomes if you have to do that, is there any other way you can arrange those pump islands that you don't need either that you require either no variance for the front canopy or a lesser variance because we're required to seek the lesser variance.

MR. CALKINS: Okay.

MR. LANGANKE: He's not saying that he wants to you put it somewhere else.

MR. CALKINS: Why we choose to put it where it is, okay.

MR. TORLEY: Don't want to--

MR. KANE: I move that we set Mobil Oil Corporation Eastern Consulting up for a public hearing for their requested variances.

MR. TORLEY: Second it.

ROLL CALL

MR. LANGANKE	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. CALKINS: When will we know what the date is?

May 22, 1995

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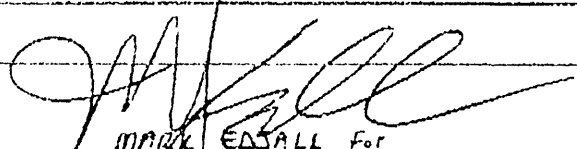
MS. BARNHART: Fill out the paperwork and get it back to me and then that is the magic time.

MR. KRIEGER: Before you go, as you may have heard what I said to the last gentleman, the Zoning Board is required by state law to consider certain specific questions and this is a list of the criteria, if you would address yourself at the public hearing to those criteria, that would be helpful to enable the board to make a decision and don't forget the proxy, similar to the Planning Board procedure, just housekeeping.

MR. CALKINS: Okay, thank you, we'll take care of it, thank you.

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NYNOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATIONPLANNING BOARD FILE NUMBER: 95-8
MOBIL OIL CORPORATION
APPLICANT: GO EASTERN CONSULTING INC
36 MILL PLAIN RD
DANBURY CT 06811DATE: 8 MAY 1995#1 ZBA 5-22-95
SET UP FOR P/H
#2 ZBA - 6-12-95
APPROVEDPLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 24 FEB 1995
FOR (~~SUBDIVISION~~) - SITE PLAN)
LOCATED AT WEST SIDE UNION AVE, NORTH OF
RT 207, ZONE C
DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 1 LOT: 9.3

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

LOT AREA VARIANCEFRONT YARD (CANOPY) VARIANCEHT. VARIANCE (CANOPY)
MARK EDGALL For
MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS		PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE	C	USE	B-5 + A-1
MIN. LOT AREA	40 000 SF	32,338 SF	7662 SF
MIN. LOT WIDTH	200 FT	300	—
REQ'D FRONT YD	60 FT	5.16' *	54.84 FT *
REQ'D SIDE YD.	30 FT	75	—
REQ'D TOTAL SIDE YD.	70 FT	240	—
REQ'D REAR YD.	30 FT	5 FT	**
REQ'D FRONTAGE	N/A	—	—
MAX. BLDG. HT.	4' / FT 1.67' BLDG 1.72' CANOPY	14.5' BLDG ** 17.0' CANOPY *	15.3' *
FLOOR AREA RATIO	0.5	0.05	—
MIN. LIVABLE AREA	N/A	—	—
DEV. COVERAGE	N/A %	— %	— %
O/S PARKING SPACES	4	5	—

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS. * VALUE APPLIES TO CANOPY

** PRE-EXISTING NON-CONFORMANCE

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

TOTAL P.02

1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research.

2. The second part of the report is a detailed description of the methodology used in the study. It includes information about the sample size, the data collection methods, and the statistical analysis techniques.

3. The third part of the report is a presentation of the results of the study. It includes tables, figures, and text describing the findings of the research.

4. The fourth part of the report is a discussion of the results and their implications. It discusses the strengths and limitations of the study and provides suggestions for future research.

5. The fifth part of the report is a conclusion and summary of the findings. It provides a brief overview of the study and its results.

6. The sixth part of the report is a list of references. It includes a list of all the sources used in the study.

7. The seventh part of the report is an appendix. It includes any additional information that is relevant to the study.

8. The eighth part of the report is a glossary. It includes definitions of all the terms used in the study.

9. The ninth part of the report is a list of abbreviations. It includes a list of all the abbreviations used in the study.

10. The tenth part of the report is a list of figures. It includes a list of all the figures used in the study.

11. The eleventh part of the report is a list of tables. It includes a list of all the tables used in the study.

12. The twelfth part of the report is a list of appendices. It includes a list of all the appendices used in the study.

13. The thirteenth part of the report is a list of references. It includes a list of all the sources used in the study.

14. The fourteenth part of the report is a list of abbreviations. It includes a list of all the abbreviations used in the study.

15. The fifteenth part of the report is a list of figures. It includes a list of all the figures used in the study.

16. The sixteenth part of the report is a list of tables. It includes a list of all the tables used in the study.

17. The seventeenth part of the report is a list of appendices. It includes a list of all the appendices used in the study.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

MOBIL OIL SITE PLAN (95-8) CORNER OF RT. 207 & UNION
AVENUE (EASTERN CONSULTING)

Richard Calkins appeared before the board for this proposal.

MR. CALKINS: My name is Richard Calkins with Eastern Consulting out of Danbury, Connecticut. We appeared before the board a couple of meetings ago in which we were asking the commission to provide the avenue to move forward to the Zoning Board of Appeals, we need two variances on this piece of property. We need a variance for front yard setback and for a height of a canopy that we're proposing for the top of the existing gas pumps. We received some direction from the town attorney or the town engineer and I believe we have corrected the issues that he raised pertinent to the ZBA application.

MR. VAN LEEUWEN: What about the DEC.

MR. CALKINS: Michael Lamarre is here, he's an environmental engineer with Mobil Oil, he will answer any questions you need to ask on the remediation.

MR. VAN LEEUWEN: You know what our problem is, in order to give you final approval, we've got to give you negative dec. We can't give you positive dec now as long as this property is being tested by the DEC, we can't sit here and give it negative dec.

MR. PETRO: Henry, we have a letter dated March 17, '95, are you going to go over that letter?

MR. CALKINS: I'd rather have Mike go over it, he's the one that wrote it.

MR. PETRO: It has to be addressed because I think that that was one of our main things why we didn't send him.

MR. CALKINS: Mike, can you explain the system?

MR. MICHAEL LA MARRE: As of present, there was a ground water treatment system where we're extracting the water from the ground, putting it through an air

stripper and discharging it to the storm sewer in the area. That system approximately a year, about a year ago was deemed inadequate and we were given permission by the DEC to shut it down. We're trying to go back in and upgrade the system, enhance it, utilizing some newer technologies but we need to do that plus we need to excavate soil which will be done in conjunction with the capital project that we're proposing.

MR. PETRO: So, there is contamination or monitoring contamination?

MR. LA MARRE: Right now there is contamination.

MR. PETRO: Monitoring for contamination or is there contamination?

MR. LA MARRE: There is contamination there as of right now there are two monitoring wells which you can see here located across the street and then there are monitoring wells located on the Mobil property, the monitoring wells are located across the street, have been analyzed through certified laboratory and were below detection limits for petroleum components. So there is no migration this way, the majority of the contamination is located on site and the need for us to come in and what the letter states is more along the lines of a remedial action plan where we propose future work to be done at the site and the significance of Mr. Carl Weedees (phonetic), the spills management person in charge of this location.

MR. VAN LEEUWEN: He gave you a letter that we can go ahead and work on this project?

MR. LA MARRE: He gave me a letter stating that he approves the technology that we're proposing to utilize here and the plan of action that we have proposed so he's agreed with our plan of action but he has not had anything to do with it.

MR. PETRO: Which brings me to this question your plan of action, monitor it and possibly clean it in the future accepted by the DEC is what you're saying? But I would like to know either from the Planning Board

attorney or from Mark how do we declare a negative dec on something that you're telling us that there's contamination there? How are we going to do that? Is it at all possible to even go any further?

MR. KRIEGER: Possible.

MR. CALKINS: I think if I read the letter correctly, correct me if I am wrong, Mike, what you're proposing to do is as we do this capitol project, we need to take approximately 500 or 600 tons of material out of here that is contaminated. In order to do that, we're going to completely shut this business down and we'd like to do in conjunction with any repairs that we do in this area is to erect a canopy at the same time.

MR. PETRO: Let me put this out to you, Richard, and the rest of the members. If indeed we move forward let's say that we conceptually approve what we want to do, I don't think anybody has a problem and we send it to the Zoning Board and you have to understand until the site is cleaned and we have a letter from the DEC stating that in fact it is cleaned, I don't think that we can obviously go through the SEQRA process and give you any form of approval. So you'd be going to the Zoning Board at your own risk and come back here and might not be done until this is all done but at least you'd have the variances to go further with the Planning Board at that time. And I am only one member.

MR. VAN LEEUWEN: The Zoning Board doesn't have to declare anything.

MR. PETRO: We can send them there, Henry, and they can come back and if it's cleaned up by then.

MR. VAN LEEUWEN: At your own risk.

MR. CALKINS: I am aware of that.

MR. VAN LEEUWEN: We can't sit here and declare negative dec, like I told you before, if we know ahead of time then we'll go to jail. I'm not going to go to jail.

MR. PETRO: I don't think anyone here is against the canopy. Anybody against the setback being corrected?

MR. VAN LEEUWEN: No.

MR. PETRO: You can go further, in the meantime, you can get your site cleaned up and we can go forward, that is going to take a month or two or three to go through the next process and I guess you have everything under control, if you are monitoring. Do you have plans to clean up the site at any time soon?

MR. CALKINS: Yes. And that will be in conjunction with this project.

MR. STENT: The only variance you are looking for is because of the awning, is that correct?

MR. CALKINS: They are putting the canopy over the pumps, existing islands, it's going to be over the front property line and it's going to be too high.

MR. STENT: But that is the only thing you are talking about?

MR. CALKINS: Right.

MR. STENT: You can start working out there removing the 5, 600 tons of dirt?

MR. CALKINS: Well, we're going to take the station out of business when we do that.

MR. PETRO: There is fine timing before we can do an approval or go any further. When you come back to the board, you're going to need the site cleaned so you might be able to do that, you might have to stop a few months before you come back to the board, get it cleaned up, get the letter, then come to the board. There's a timetable that is going to have to be set up properly.

MR. VAN LEEUWEN: If I were you, get together with the DEC, see if the DEC will give you a letter stating that will be enough and we can declare negative dec because

we cannot approve a project without negative dec.

MR. CALKINS: You'll accept a letter from Harold Weedes stating that it was his opinion?

MR. VAN LEEUWEN: Yeah. That all right with you?

MR. PETRO: I didn't think about it that far.

MR. EDSALL: I think under the SEQRA review process, you're supposed to identify any potential problems and before you can reach a negative dec, you have to have addressed the manner in which they are going to be handled or mitigated. And I think you can tie in cleaning up this problem with the approval process similar to what you did for Coastal, which required that they, as part of the site plan, finish that cleanup work. I don't believe you have to have them physically clean up on the site before you can give negative dec, you have to address the manner in which it's going to be solved. So the bottom line is this is a way of guaranteeing as part of your site plan approval that they will in fact accomplish what they have to do, not only to satisfy the DEC because there is a spill there but satisfy you in the fact that you as lead agency want to have it done. So I would think that that, what they have to do is when they come back from the ZBA, have a clear outline plan as to what they are going to do, when it's going to be finished, that it's going to be finished before they ask you to accept the island and let them reopen and at that time, they would have mitigated the problem.

MR. PETRO: That is even better for you. So I think we're of the same thinking, you're on track. What we need is a motion for approval.

MR. DUBALDI: Make a motion we approve Mobil Oil Site Plan.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Mobil Oil Corporation site on Route 207 and Union

April 12, 1995

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Avenue. Any further discussion from the board members?
If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	NO
MR. STENT	NO
MR. DUBALDI	NO
MR. PETRO	NO

MR. PETRO: You received the necessary variances that you need to further your application from the Zoning Board, we'll further review your project, thank you.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

FAX MEMO

TO: Eastern Consulting
ATTN: Rachel Mayo
FAX NUMBER: 203-748-2012
NUMBER OF PAGES (INCLUDING COVER SHEET) 2
FROM: Myra Mason
DATE SENT: 5-10-95 TIME SENT: _____
MESSAGE: Rachel,

This was given to Pat Barnhart
on this date for the 3-B.A.

Please call her for further instructions.

If you have any questions
Call me.

Myra

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS
REQUESTED:

YES _____ NO ✓

RESULTS OF P.B. MEETING

DATE: April 12, 1995

PROJECT NAME: Mobil Oil S P (Union Ave + Rt 201) PROJECT NUMBER 95-8

*

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE: A___ N___

* M)___ S)___ VOTE: A___ N___

CARRIED: YES___ NO___

* CARRIED: YES:___ NO___

PUBLIC HEARING: M)___ S)___ VOTE: A___ N___

WAIVED: YES___ NO___

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE: A___ N___ YES___ NO___

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE: A___ N___ YES___ NO___

DISAPP: REFER TO Z.B.A.: M) D S) V VOTE: A O N U YES ✓ NO •

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___ S)___ VOTE: A___ N___ APPROVED: _____

M)___ S)___ VOTE: A___ N___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES___ NO___

DISCUSSION/APPROVAL CONDITIONS: _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

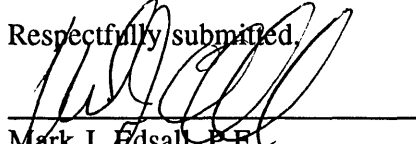
REVIEW NAME: MOBIL OIL CORPORATION (UNION AVENUE)
PROJECT LOCATION: NYS ROUTE 300 AND ROUTE 207
SECTION 4-BLOCK 1-LOT 9.3
PROJECT NUMBER: 95-8
DATE: 12 APRIL 1995
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED CANOPY
ADDITION TO THE EXISTING GAS STATION, AS WELL AS
A NEW CONCRETE MAT FOR THE PUMP AREA. THE
APPLICATION WAS PREVIOUSLY DISCUSSED AT THE
8 MARCH 1995 PLANNING BOARD MEETING.

1. The Planning Board, at their 8 March 1995 regular meeting, requested that the Applicant obtain correspondence from the NYSDEC with regard to the existing contamination at the project site.

The Applicant has submitted a letter dated 17 March 1995 from Mobil Oil Corporation to the NYSDEC. On Page 2 of this letter is a signature block for DEC review and approval. The Planning Board should review this correspondence and determine if this complies with the requirements of their request.

2. Once the above issue is resolved, it is my recommendation that the application be referred to the Town Zoning Board of Appeals for necessary action.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

A:MOBILOI2.mk

95-8

Mobil Oil Corporation

50 BROADWAY
HAWTHORNE, NEW YORK 10522

March 17, 1995

**New York State Department of
Environmental Conservation
Division of Water - Region 3
21 South Putt Corners Road
New Paltz, New York 12561
ATTN: Mr. Karl H. Weed**

**Mobile Service Station
SS# 17-LY2
New Windsor, New York
NYSDEC Spill #: 89-08782**

Dear Mr. Weed;

This letter is in reference to the above mentioned location and Mobil's future plans for remediation work. As you are aware, the remediation system is currently inactive due to it's minimal effect on groundwater quality (see file for October 14, 1993 letter from Jeff Erikson). A detail of our remedial plans is listed below for your review and approval.

The geology of this location consists of a very tight soil matrix yielding a very low permeability, which results in slow groundwater migration. In addition, there is a high water table, making it difficult to utilize Soil Vapor Extraction exclusively. Also, I am not inclined to install an Air Sparging system in this location without the assistance of a SVE system.

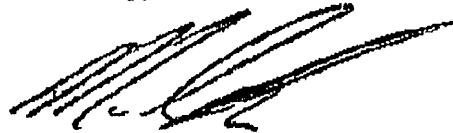
With that in mind, Mobil is recommending the removal of approximately 500 to 600 tons of petroleum contaminated soil from the area near the pump islands. In addition, we will revise the existing remediation system by utilizing a Dual Phase (High Vacuum - "Hi-Vac") Extraction system. The high vacuum applied to the pumping wells increases the efficiencies and the flow rate for the individual wells as well as remove adsorbed hydrocarbons in the unsaturated and smear zones. We will install some air sparging wells and the associated piping for future usage (when sparging equipment becomes available). This work will be done in conjunction with a capital project and is contingent on the project being done. If the project does not go forward, a revised remedial action plan will need to be developed.

RECEIVED MAR 30 1995

Mobil**SS# 17-LY2; Preliminary RAP (cont)****Page 2**

Upon receipt and review of this letter, please sign where indicated below if you agree with our conceptual remedial action plan. If you agree, a finalized plan will be forwarded to your office in the near future. If there are any questions and/or comments, please contact me at (914) 742-2909.

Sincerely,



Michael A. Lammie
Environmental Engineer



Mr. Karl H. Weed - NYSDEC Region 3
Reviewed and Approved

d:\wpd\doc\doc-rap.ly2

TOTAL P.03

TOTAL P.03

RESULTS OF P.B. MEETING

DATE: March 8, 1995

PROJECT NAME: Mobile Oil PROJECT NUMBER 95-8

* * * * *

LEAD AGENCY: * NEGATIVE DEC:
*
M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___
*

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___
*

* * * * *

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Need letter from (D.E.C.) for contaminated soil
Plan must be stamped



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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507 Broad Street
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(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: MOBIL OIL CORPORATION (ROUTE 300)
PROJECT LOCATION: UNION AVENUE (ROUTE 300 AND ROUTE 207)
SECTION 4-BLOCK 1-LOT 9.3
PROJECT NUMBER: 95-8
DATE: 8 MARCH 1995
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED CANOPY
ADDITION TO THE EXISTING GAS STATION, AS WELL AS
A NEW CONCRETE MAT FOR THE PUMP AREA. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is an existing special permit gasoline filling station with a service mart, at which a canopy is proposed.

The project is located within the design shopping (C) Zoning District. The "required" information shown on the plan appears correct for Uses A-1 and B-5, with the exception of the need to reference a permitted floor area ratio of 0.5.

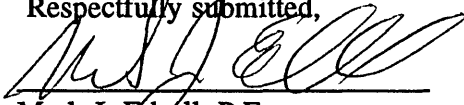
With regard to the "proposed" values for the plan, it is my recommendation that these values be coordinated to properly reference individual setbacks for the building and pump island canopy structure. It appears that variances will be necessary with regard to the construction of the canopy. It would also appear that the conditions with regard to lot area and setback of the existing building are pre-existing non-conforming situations. The bulk table should be revised/corrected before the formal referral is made to the Zoning Board of Appeals.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MOBIL OIL CORPORATION (ROUTE 300)
PROJECT LOCATION: UNION AVENUE (ROUTE 300 AND ROUTE 207)
SECTION 4-BLOCK 1-LOT 9.3
PROJECT NUMBER: 95-8
DATE: 8 MARCH 1995

2. The survey plan submitted for reference does not include dimensional information relative to setbacks of the existing building from the rear property line, or other property lines. As well, this plan is not a stamped plan. The Applicant is cautioned that accurate information is necessary to obtain the proper and sufficient variances from the Zoning Board of Appeals.
3. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MOBILOI.mk

EASTERN CONSULTING FOR MOBIL OIL CORP. SITE PLAN,
(95-8) CORNER OF RT. 207 & UNION AVENUE

Mr. Richard Calkins appeared before the board for this proposal.

MR. CULKINS: My name is Richard Culkins, I'm with Eastern Consulting from Danbury, Connecticut.

MR. PETRO: I guess you can start.

MR. CALKINS: We're here, I'm looking for some recommendations from the Planning Board. We do need to go to the Zoning Board of appeals for this. We'll require a variance. We would like to have some recommendations from the Planning Board prior to going for a variance so the Zoning Board of Appeals what we're doing here I'm sure you're well aware of where this station is right on the corner of Route 300 and 207.

MR. VAN LEEUWEN: Yes, I know where it is.

MR. CALKINS: What we're hoping to do is to get approval to allow the construction of a 36 foot by 54 foot canopy over the gasoline islands.

MR. VAN LEEUWEN: One problem I think what we should do is get a letter from DEC saying that land is cleaned up because there's some pollution problems in the station and there's still one of the little sheds sitting there and they are still monitoring it, as far as I know. I don't want to dampen your spirits.

MR. PETRO: We're going to have to take an action under SEQRA so obviously, you want to know.

MR. VAN LEEUWEN: Negative or positive dec and if I don't know anymore than I know now, I'd have to declare positive dec on this because we have one going up the road from you a little bit.

MR. PETRO: It may be clean.

MR. CALKINS: I'll submit documentation to the board

from Mobil on how the remediation is progressing and if it's finished.

MR. VAN LEEUWEN: I need a letter from DEC.

MR. PETRO: So you are here basically for the canopies and no other construction on the site or just one canopy?

MR. CALKINS: Just one over the gas islands, as you probably can imagine, night sales kind of dropped off a little bit at the station with the rain and strictly for convenience of the customers and protect them from the weather.

MR. PETRO: Variance you'll be seeking is for front yard setback?

MR. CALKINS: We'll have to seek variance for front yard setback, apparently this lot area is slightly smaller than what's required by your zoning regulations right now.

MR. PETRO: So for coverage.

MR. CALKINS: Not for coverage but for square footage regulations require 40,000 square feet of lot area and this lot is 32,358. We'll also need a variance for height of the canopy and variance for the position of the existing pump islands, they are 18 feet off of the front yard and it has to be 20, they are existing.

MR. KRIEGER: Let me ask you in the canopy are there going to be any fire suppression equipment in there?

MR. CALKINS: Yes, it will either be in the canopy or over the pumps. But there will be fire suppression installed.

MR. KRIEGER: I suggest that when you, if you wind up going to the Zoning Board, you make that part of your presentation in front of Zoning Board.

MR. STENT: Was there canopies there at one time and they were taken down?

MR. CALKINS: Not that I am aware of.

MR. VAN LEEUWEN: No, there never was. Another thing the sign for the station sits on state property. You also need to clean that up to the left side of the properties.

MR. CALKINS: Right here, it's right here, it is on the property of Mobil itself and an easement in favor of the State of New York Department of Transportation for traffic control but it does exist on the land of Mobil Oil.

MR. VAN LEEUWEN: Okay. Did you see the observation was on the property, guys, that has got to be checked out, otherwise you're spinning all your wheels for nothing.

MR. CALKINS: Okay.

MR. VAN LEEUWEN: I happen to know it's there and I know what the problem was there so I can't sit here and say without definite clearance from DEC to declare negative dec.

MR. PETRO: Can we send him to Zoning before we know that?

MR. VAN LEEUWEN: I wouldn't. He can.

MR. PETRO: We can send him on his way.

MR. VAN LEEUWEN: If he doesn't get a letter.

MR. KRIEGER: You can send him on his way but while in an area variance, the Zoning Board will not be required to go through the SEQRA process with the same detail as you go through here, not an area use variance, they have to go through the whole 9 yards while they wouldn't be required to go through the SEQRA process in detail, they are required to look at the health, safety and welfare of the neighborhood. And this question with all these observations here and so forth, this is a question I think the applicant would want to be able

to put to bed at such time as they get final approval.

MR. VAN LEEUWEN: Not only that, if that, if we do that tonight.

MR. LANDER: Can't send him anyway because the plan's not stamped, can't send him with this plan.

MR. VAN LEEUWEN: I want a letter from Mobil stating that holds us harmless because we had it 15, 16 years ago where we did a step like this for a big company and I'm trying to think of the company's name and you know what happened. He said hey, you told us to do it, we have a problem. We don't need that.

MR. PETRO: By sending them to the Zoning Board we're not giving them permission for anything. They are going there to seek the variances according to what Ron says, it's not stamped, so it's a moot point.

MR. VAN LEEUWEN: When the lawyer gets ahold of that, they can make that look very strange.

MR. PETRO: He's already on notice that we're not taking action until we have a letter, he's really not getting any further ahead but--

MR. LANDER: See cause when we send him to zoning, we're going to have to send a map that you sign so that they know that it is the same map that we looked at. Well, this one here, it's not stamped, so we don't know whether everything is accurate or not so we're going to have a stamped plan to begin with to send.

MR. PETRO: Do you have any stamped plans?

MR. EDSALL: Just for the applicant's benefit, there are some pre-existing conditions here which do not warrant or do not require a variance so we're going to have to work with them on cleaning up the bulk table to reflect only those items that need variances and also reflect which items are pre-existing, non-conformances. So this would not ultimately be the plan that goes to the Zoning Board anyway, it has to be fixed.

March 8, 1995

42

MR. PETRO: So it's a moot point so I guess attend to the notes on Mark's comments there. In the meantime, I'd definitely get in touch with the DEC and try to get a letter from them and have the plan stamped.

#95-8 Application fee

EASTERN CONSULTING, INC.

PERMIT ACCOUNT
36 MILL PLAIN ROAD
DANBURY, CT 06811
PHONE (203) 791-2186

EXPLANATION	AMOUNT
D94020	

50-446/214
BRANCH 26

5192

Y
OUNT

One hundred Dollars

100

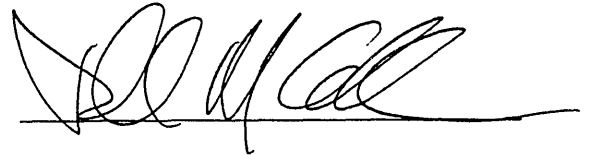
DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	CHECK NUMBER
12/95	TOWN OF NEW WINDSOR	5192

\$ 100.00

FLEET BANK
EAST FARMINGDALE 13406
EAST FARMINGDALE, NY 11735



⑈005192⑈ ⑆021404465⑆ 93800 59805⑈

P.B. #95-8 ESCROW

EASTERN CONSULTING, INC.

PERMIT ACCOUNT
36 MILL PLAIN ROAD
DANBURY, CT 06811
PHONE (203) 791-2186

EXPLANATION	AMOUNT
D94020	

50-446/214
BRANCH 26

5193

Y
OUNT

Seven hundred fifty

750

DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	CHECK NUMBER
12/95	TOWN OF NEW WINDSOR	5193

\$ 750.00

FLEET BANK
EAST FARMINGDALE 13406
EAST FARMINGDALE, NY 11735



⑈005193⑈ ⑆021404465⑆ 93800 59805⑈



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95 - 8**

DATE PLAN RECEIVED: **RECEIVED FEB 28 1995**

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____
disapproved ☐ _____

If disapproved, please list reason _____

Fred Snyder 3/8/95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95 - 8**

DATE PLAN RECEIVED: **RECEIVED FFB 2 8 1995**

The maps and plans for the Site Approval Mobil Corp.

Subdivision _____ as submitted by

Eastern Consulting Inc. for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

If ~~disapproved~~, please list reason _____

Call water dept for water mark out

HIGHWAY SUPERINTENDENT DATE

Steve D. D. V. - CARMO - 3-3-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

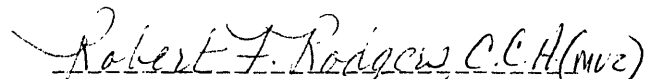
TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 2 March 1995
SUBJECT: Mobil Corporation

Planning Board Reference Number: PB-95-8
Dated: 28 February 1995
Fire Prevention Reference Number: FPS-95-013

A review of the above referenced subject site plan was conducted on 2 March 1995.

This site plan is approved.

Plans Dated: 24 February 1995 Revision 1


Robert F. Rodgers, C.C.A.

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR

P/B # 95 - 8

WORK SESSION DATE: 15 FEB '95

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Mobil Oil (RT 207/300)

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Richard Calcins ; Caroline Varis Ko

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 36x54 canopy over exist island
- add app'l box
- add bulk tank w/ variance req'd
- height OK to pass tankers under
- may ask for add'l sign variance.
- if 11 new sign reqs.
- gave Rich copy of new sign reqs.
- submit copy of survey & have PE stamp.

4MJE91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Chg.____ Site Plan x Spec. Permit x

1. Name of Project MOBIL OIL CORPORATION

2. Name of Applicant EASTERN CONSULTING, INC. Phone 203-748-0800

Address 36 MILL PLAIN RD. DANBURY CT 06811
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record MOBIL OIL CORPORATION Phone 1-800-227-0707

Address 3225 GALLOWS RD. FAIRFAX, VA 22307
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan EASTERN CONSULTING, INC.

Address 36 MILL PLAIN RD. DANBURY, CT 06811
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney____ Phone____

Address____
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning
Board Meeting RICHARD M. CALKINS Phone 203-748-0800
(Name)

7. Project Location: On the WEST side of UNION AVE (RT 300)
(street)
300 feet NORTH of LITTLE BRITAIN RD (RT 207)
(direction) (street)

8. Project Data: Acreage of Parcel 32,338 s.f Zone C,
School Dist. _____

9. Is this property within an Agricultural District containing
a farm operation or within 500 feet of a farm operation
located in an Agricultural District? Y____ N X

If you answer "yes" to question 9, please complete the
attached Agricultural Data Statement.

10. Tax Map Designation: Section 4 Block 1 Lot 9.3

11. General Description of Project: CANOPY ADDITION TO EXISTING
GASOLINE SALES AND SERVICE MART. ALSO INSTALLING NEW
CONCRETE MAT.

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? X yes no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

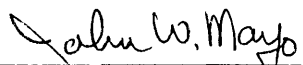
CONN
STATE OF NEW YORK)
FAIRFIELD SS.: DANBURY CT
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

24TH day of FEBRUARY 1995


Applicant's Signature


Notary Public
My Commission Expires 12/31/98

TOWN USE ONLY:

RECEIVED FEB 28 1995
Date Application Received

95 - 8
Application Number

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

RECEIVED 95-8
FFB 2 8 1995
SEQR

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR EASTERN CONSULTING, INC	2. PROJECT NAME MOBIL OIL CORPORATION
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) NORTHWEST CORNER OF UNION AVENUE (RT 300) AND LITTLE BRITAIN RD(RT200) EAST OF NEW YORK THROUGHWAY (rt 87)	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: INSTALL 36' X 54' CANOPY OVER EXISTING PUMP ISLANDS AND INSTALL NEW 36' X 54' CONCRETE MAT AT SAME LOCATION.	
7. AMOUNT OF LAND AFFECTED: Initially <u>N/A</u> acres Ultimately <u>N/A</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: WEST OF PROPERTY BORDERS ON NYS ROUTE 87, ROUTE 207 BORDERS TO SOUTH COMMERCIAL USE TO NORTH AND INDUSTRIAL LAND TO EAST	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? MODIFICATION OF SPECIAL PERMIT WITH PLANNING BOARD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals VARIANCES BEFORE ZONING BOARD OF APPEALS BUILDING PERMIT WITH OFFICE OF BUILDING INSPECTOR	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: <u>2/27/95</u>
Signature: <u>Rachel A. Mays</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

Mobil Oil Corporation

RECEIVED FFB 2 8 1995

95 - 8

50 BROADWAY
HAWTHORNE, NEW YORK 10532

January 26, 1994

To whom it may concern:

**Authorization to act
as Agent**

This letter authorizes Richard M. Calkins of Eastern Consulting to represent Mobil Oil Corporation for the purpose of applying for and obtaining approvals and Permits for service station construction projects.

Mr. Calkins will also represent Mobil on other matters such as condemnations involving Municipal, State and Federal Agencies.

Sincerely,



Richard J. Ciccotelli
Projects & Programs Engineer
(914) 742-2901

RJC/lp

RECEIVED FFB 2 8 1995

95 - 8

Mobil Oil Corporation

50 BROADWAY
HAWTHORNE, NEW YORK 10532

January 6, 1995

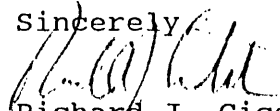
To Whom It May Concern:

**AUTHORIZATION TO ACT AS
AGENT FOR MOBIL OIL CORP.**

This letter authorizes Rachel Mayo of Eastern Consulting to represent Mobil Oil Corporation for the purpose of applying for and obtaining approvals and permits for service station construction projects.

Ms. Mayo will also represent Mobil on other matters such as condemnations involving Municipal, State and Federal Agencies.

Sincerely,


Richard J. Ciccotelli
Resale Engineer
(914) 742-2901

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <u>X</u> Site Plan Title | 29. <u> </u> Curbing Locations |
| 2. <u>X</u> Applicant's Name(s) | 30. <u> </u> Curbing Through Section |
| 3. <u>X</u> Applicant's Address(es) | 31. <u> </u> Catch Basin Locations |
| 4. <u>X</u> Site Plan Preparer's Name | 32. <u> </u> Catch Basin Through Section |
| 5. <u>X</u> Site Plan Preparer's Address | 33. <u> </u> Storm Drainage |
| 6. <u>X</u> Drawing Date | 34. <u> </u> Refuse Storage |
| 7. <u>X</u> Revision Dates | 35. <u> </u> Other Outdoor Storage |
| 8. <u>X</u> Area Map Inset | 36. <u> </u> Water Supply |
| 9. <u>X</u> Site Designation | 37. <u> </u> Sanitary Disposal System |
| 10. <u> </u> Properties Within 500' of Site | 38. <u> </u> Fire Hydrants |
| 11. <u> </u> Property Owners (Item #10) | 39. <u> </u> Building Locations |
| 12. <u>X</u> Plot Plan | 40. <u> </u> Building Setbacks |
| 13. <u>X</u> Scale (1" = 50' or lesser) | 41. <u> </u> Front Building Elevations |
| 14. <u>X</u> Metes and Bounds | 42. <u> </u> Divisions of Occupancy |
| 15. <u>X</u> Zoning Designation | 43. <u> </u> Sign Details |
| 16. <u>X</u> North Arrow | 44. <u> </u> Bulk Table Inset |
| 17. <u>X</u> Abutting Property Owners | 45. <u> </u> Property Area (Nearest
100 sq. ft.) |
| 18. <u> </u> Existing Building Locations | 46. <u> </u> Building Coverage (sq. ft.) |
| 19. <u>X</u> Existing Paved Areas | 47. <u> </u> Building Coverage (% of
Total Area) |
| 20. <u> </u> Existing Vegetation | 48. <u> </u> Pavement Coverage (sq. ft.) |
| 21. <u>X</u> Existing Access & Egress | 49. <u> </u> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <u> </u> Landscaping | 50. <u> </u> Open Space (sq. ft.) |
| 23. <u> </u> Exterior Lighting | 51. <u> </u> Open Space (% of Total Area) |
| 24. <u> </u> Screening | 52. <u> </u> No. of Parking Spaces Prop. |
| 25. <u> </u> Access & Egress | 53. <u> </u> No. of Parking Spaces Req. |
| 26. <u> </u> Parking Areas | |
| 27. <u> </u> Loading Areas | |
| 28. <u> </u> Paving Details
(Items 25-27) | |

TRUE NORTH AT
74°20' W. LONG

LITTLE BRITAIN ROAD
- ROUTE 207

UNION AVENUE
ROUTES 300 & 207

NEW YORK THRUWAY - ROUTE 87

PERMANENT EASEMENT
FOR TRAFFIC CONTROL POLE
TO DEPT. OF TRANSPORTATION
(Ref to L.2808 - P.90)

APPROXIMATE LOCATION OF
NEW YORK TELEPHONE COMPANY
EASEMENT AREA
(Ref to L.1946 - P.105)

Existing Building

PROPOSED
36'x54'
CANOPY

ISLANDS TO REMAIN,
PUMPS TO BE REPLACED

Loc. Floor

Garage Floor

Office Floor

Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

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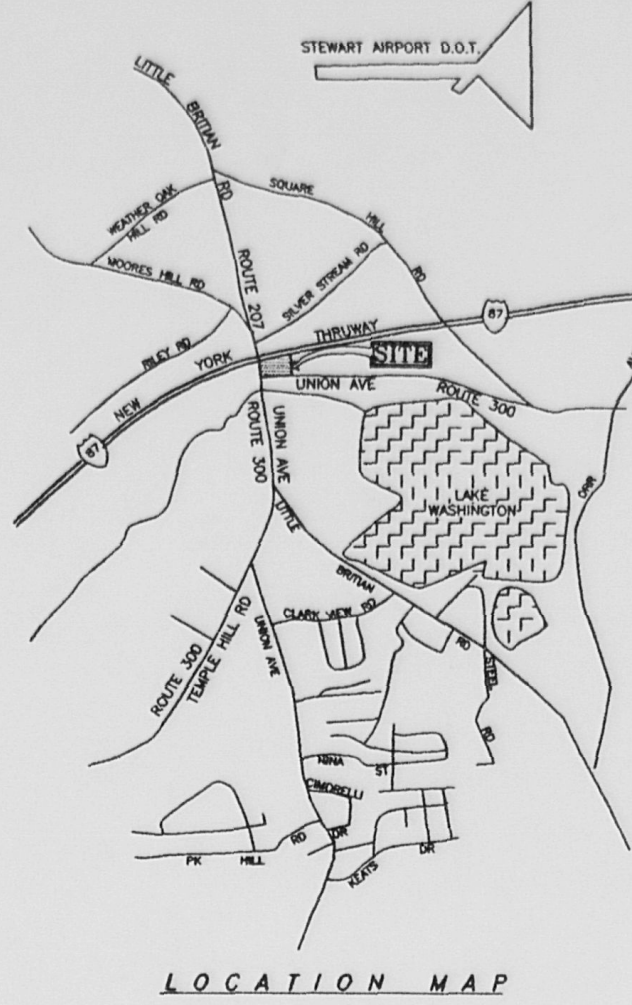
Conc. Pad

Conc. Pad

Conc. Pad

Conc. Pad

N/F
INHALATION THERAPY CO., INC.
Liber 2086 - Page 1094



LEGEND

STONE WALL	-----
WIRE FENCE	-x-x-
WATER LINE	~~~~~
GAS LINE	-----
SANITARY SEWER LINE	-----
STORM SEWER LINE	-----
CONTOUR LINE	-----
GAURD RAIL	-----
VENT PIPE	o
CONCRETE MONUMENT	Δ
METAL TANK COVER	⊙
SANITARY SEWER MANHOLE	⊙
STORM SEWER MANHOLE	⊙
CURB CATCH BASIN	⊙
CURBLESS CATCH BASIN	⊙
UTILITY POLE	⊙
UTILITY POLE W/GUY	⊙
SINGLE LIGHT POLE	⊙
DOUBLE LIGHT POLE	⊙
WATER SHUTOFF	⊙
GAS SHUTOFF	⊙
FIRE HYDRANT	⊙
TRAFFIC CONTROL HANDHOLE	⊙
TELEPHONE MANHOLE	⊙



ZONING ANALYSIS TABLE					
NO.	ISSUE	REQUIRED	EXISTING	PROPOSED	VARIANCE
A	EXISTING USE OF PROPERTY	RETAIL GASOLINE SALES AND SERVICE W/MART			N/A
B	PROP. USE OF PROPERTY	RETAIL GASOLINE SALES AND SERVICE W/MART			N/A
C	ZONE	C-DESIGN SHOPPING	-	-	N/A
D	LOT AREA	40,000 Sq.Ft.	32,338 Sq.Ft.	32,338 Sq.Ft.	7,662 Sq.Ft.
E	LOT WIDTH	200'	300'	-	N/A
F	FRONT YARD	60'	73'	5.16'	54.84'
G	REAR YARD	30'	5'	5'	N/A
H	SIDE YARD	30' W/TOTAL OF 70'	87' & 165'	75' & 165'	N/A
I	BUILDING HEIGHT	4" Per Ft. of Distance to Nearest Lot Line	14'-6" (Existing Building)	17' (CANOPY)	15.3' (CANOPY)
J	EXISTING FLOOR AREA	N/A	N/A	N/A	N/A
K	PROP. FLOOR AREA	N/A	N/A	N/A	N/A
L	COVERAGE	N/A	N/A	N/A	N/A
M	PUMP ISLAND SETBACK	20'	18'	18'	N/A

GENERAL NOTES

- ALL EXISTING IMPROVEMENTS & BOUNDARY INFORMATION DEPICTED IS BASED ON A MAP ENTITLED "PROPERTY OF MOBIL OIL CORPORATION, UNION AVENUE & LITTLE BRITAIN ROAD, TOWN OF NEW WINDSOR, COUNTY OF ORANGE, STATE OF NEW YORK, DATED DECEMBER, 1994, SHEET 1 OF 1. PREPARED BY WILLIAM A. BERGLUND, LICENSED LAND SURVEYOR, TORRINGTON, CT., CERTIFIED BY AUTHUR H. HOWLAND, N.Y.L.S. #45863.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF AND CONSTRUCTION.
- CANOPY INSTALLATIONS SHALL BE IN ACCORDANCE WITH NYS UNIFORM FIRE PREVENTION & BUILDING CODE, NFPA 30 AND REQUIREMENTS OF THE TOWN OF NEW WINDSOR AND ORANGE COUNTY, WHERE APPLICABLE.
- THIS DRAWING IS TO BE USED FOR LAYOUT PURPOSES ONLY AND DEPICT A CANOPY INSTALLATION. IT IS BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THIS TIME. CONTRACTOR SHALL NOTIFY OUR OFFICE IMMEDIATELY IF ACTUAL EXISTING SITE CONDITIONS DIFFER, OR, IF THE PROPOSED CONSTRUCTION WOULD BE INHIBITED BY ANY OTHER SITE FEATURES NOT IDENTIFIED HEREIN.
- VARIANCES GRANTED 6/12/95 FOR THE FOLLOWING:
A) LOT AREA VARIANCE = 7,662 SQ.FT.
B) FRONT YARD VARIANCE = 54.84'
C) BUILDING (CANOPY) HEIGHT VARIANCE = 15.3'

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON AUG - 8 1995

Henry P. Van Loon
Secretary



EASTERN CONSULTING INC.
36 Mill Plain Road
Danbury, Connecticut 06811
PHONE (203) 748-9800 FAX (203) 748-8012

MOBIL CORP. SS#17-LY2
801 UNION AVENUE
NEW WINDSOR, NY

RECEIVED JUN 19 1995

95-8

SITE PLAN

Mobil Oil Corporation
U.S. Marketing & Refining Division
Marketing Operations Engineering Department
Fairfax, Virginia 22037

REV

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DRAWING NUMBER

D94020

SHEET NUMBER

1 OF 1

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